

BK3110PG 138

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72-40

ANTHONY POULIN

of Winslow, Kennebec County, Maine
(~~heretofore married~~) for consideration paid, grant to ~~said~~ HERBERT W. JOSEPH and NANCY M.
JOSEPH, husband and wife

004358

of Upper Main Street, Waterville, Kennebec County, Maine
with ~~warrantly co-tenants~~, as joint tenants, the land in Waterville
County of Kennebec, State of Maine, bounded and described as follows,
to wit:

Beginning at an iron pin set on the northerly right of way line of the cul-de-sac section of Stone Ridge Drive at the common front corner of lots 4 and 5 as shown on a subdivision plan entitled "Final Subdivision Plan of Stone Ridge - Waterville, Maine", dated July, 1986 by K & K Land Surveyors, Inc.; thence in a general westerly direction following along the northerly right of way line of said Stone Ridge Drive cul-de-sac along an arc convex to the south a curved distance of 120.00 feet to an iron pin set on said line at the common front corner of Lots 3 and 4 of said plan, said arc has a radius of 75.00 feet and a central angle of 91° 40' 24"; thence N 32° 35' 43"W along the common side line of lots 3 and 4 a distance of 130.49 feet to an iron pin set on the southeasterly line of land now or formerly of Donald Toulouse at the common rear corner of said lots 3 and 4; thence N 31° 50' 58"E along the southeasterly line of said Toulouse land a distance of 275.00 feet to a granite monument marking a westerly corner of land of the Kennebec Water District; thence S 63° 09' 31"E along a southwesterly line of said District land a distance of 348.24 feet to a granite monument set at a corner of said District land; thence S 25° 48' 54"W along a northwesterly line of said District land a distance of 19.85 feet to a granite monument set at another westerly corner of said District land said monument also marks the common rear corner of lots 4 and 5 of said plan; thence S 65° 25' 19"W along the common side line of lots 4 and 5 a distance of 305.25 feet to the iron pin at the point of beginning. Containing 1.77 acres.

Meaning and intending to convey lot #4 on "Final Subdivision Plan of Stone Ridge - Waterville, Maine" by K & K Land Surveyors, Inc. dated July, 1986 and recorded in Kennebec Registry of Deeds File # E-87010.

Being part of the premises conveyed to the herein grantor by deed from Robert A. Rosenthal dated September 24, 1986 and recorded in Kennebec Registry of Deeds Book 3031, Page 300.

This conveyance is made subject to the following restrictions, numbered 1 through 10, inclusive, which are to run with the land:

1. That no house for more than one family shall be built upon said lot and that no dwelling house consisting of less than 2,000 square feet of living area shall be built upon said lot.
2. Any wall of any residence or other outbuildings, including garages but excluding bay windows and steps, erected on said lot shall not be erected nearer than 50 feet from the street line on which said residence faces, nor nearer than 20 feet from the side lines of said lot.
3. Said lot shall be used for residential purposes only.
4. No more than one residence and the outbuildings thereof, such as a garage, shall occupy said lot or any part thereof.

TRANSFER
TAX
PAID

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- X O I N S A R G M E N T X O K K K W A S A L Y R I G H T F O R X X S E E N X A N D X M O V E X R I G H T X

Anthony Poulin

February 12, 19 87

RECORDED FROM ORIGINAL

Before me,

~~Justice of the Peace - Attorney at Law - Notary Public~~